016.0	0002	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	735,400 / 735,400
					USE VALUE:	735,400 / 735,400
					ASSESSED:	735,400 / 735,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4		LITTLEJOHN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SCHUMACHER MOLLY G
Owner 2:	MACKENTY THOMAS CARSON
Owner 3:	
Street 1:	4 LITTLEJOHN ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SANTINO ALFRED J -
Owner 2:	-
Street 1:	4 LITTLEJOHN ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .131 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1937, having primarily Vinyl Exterior and 1386 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5688.000	259,400	3,500	472,500	735,400
Total Card	0.131	259,400	3,500	472,500	735,400
Total Parcel	0.131	259,400	3,500	472,500	735,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 530.59 | /Parcel: 530.59

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 016.0-0002-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	259,400	3500	5,688.	472,500	735,400		Year end	12/23/2021
2021	101	FV	250,700	3500	5,688.	472,500	726,700		Year End Roll	12/10/2020
2020	101	FV	250,700	3500	5,688.	472,500	726,700	726,700	Year End Roll	12/18/2019
2019	101	FV	207,700	3500	5,688.	502,000	713,200	713,200	Year End Roll	1/3/2019
2018	101	FV	207,700	3500	5,688.	366,200	577,400	577,400	Year End Roll	12/20/2017
2017	101	FV	207,700	3500	5,688.	318,900	530,100	530,100	Year End Roll	1/3/2017
2016	101	FV	207,700	3500	5,688.	271,700	482,900	482,900	Year End	1/4/2016
2015	101	FV	194,900	3500	5,688.	265,800	464,200	464,200	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 1383

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SANTINO ALFRED	77743-503	1	5/11/2021		861,000	No	No		
	13340-733		11/26/1977		48,000	No	No		Ruth-Ann Santino dod 6/5/01

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/1/2008	864	Re-Roof	5,400	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/20/2021	Measured	DGM	D Mann
2/18/2020	Mail Update	MM	Mary M
5/6/2009	Measured	372	PATRIOT
9/24/1999	Entry Denied	267	PATRIOT
10/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5688		Sq. Ft.	Site		0	80.	1.04	1									472,514						472,500	

USER DEFINED

Prior Id # 1:	11365
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

User Acct: 11365

GIS Ref:

GIS Ref:

Insp Date: 05/20/21

!1383!

PRINT

Date	Time
12/29/21	19:55:50

LAST REV

Date	Time
06/03/21	09:20:55
mmcmakin	

Patriot Properties Inc.

Total AC/HA:	0.13058	Total SF/SM:	5688	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	472,514	Spl Credit		Total:	472,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1937	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	147.000
Other Features:	82500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	318648
Depreciation:	59268
Depreciated Total:	259379

COMMENTS

REFUSED ENTRY.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

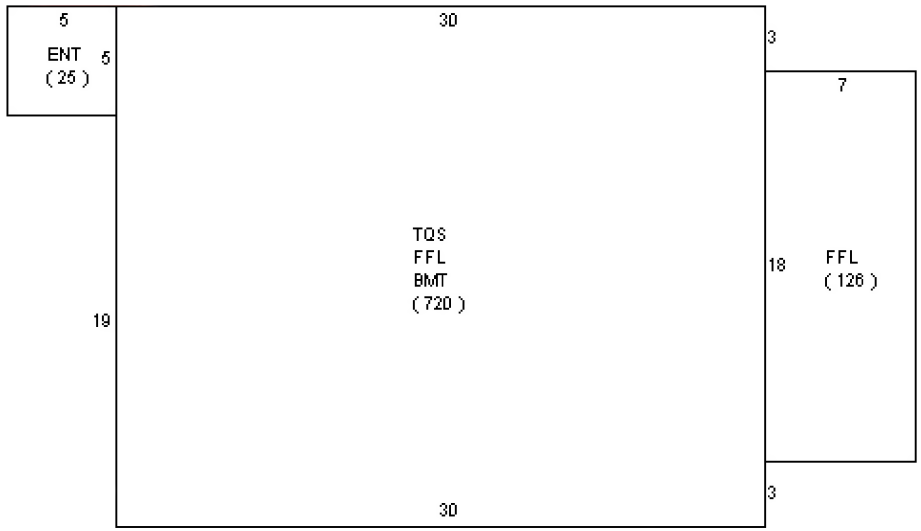
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	147.00
Special Features:	0	Val/Su Net:	121.73
Final Total:	259400	Val/Su SzAd	187.16

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	846	147.000	124,362
BMT	Basement	720	44.100	31,752
TQS	3/4 Story	540	147.000	79,380
ENT	ENTRY	25	26.130	653

Net Sketched Area:	2,131	Total:	236,147
Size Ad	1386	Gross Area	2311	FinArea	1386
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 016.0-0002-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X20	A	AV	1937	26.36	T	40	101			3,500			3,500

More:	N	Total Yard Items:	3,500	Total Special Featues:		Total:	3,500

IMAGE

AssessPro Patriot Properties, Inc